

**To: Harmony Township Committee**  
**From: Katrina Campbell**  
**Re: June 2022 Meeting Report**  
**June 1, 2022**

**Executive Session:** I have one thing to talk to the Committee about in executive session. I promise it will take no more than 5 minutes. Kelley you can list it at Attorney Client privileged.

**Shandor Junkyard:** Attached is a copy of the Resolution approving the junk yard permit with the conditions set by the Committee. Mike Finelli is going to drive by the property before the meeting to confirm the cars are moved.

**Junkyard Ordinance:** The Township charges \$350 for the junkyard application. This fee does not cover cost for the legal and engineering review of the application. A lot of municipalities charge a much larger application. We thought it would be better to instead require an escrow which if not used can be given back to the applicant. This might help incentivize the applicant to be compliant when the first inspection is done instead of requiring re-inspections. But, maybe that's wishful thinking. Mike Finelli's office estimates it costs on average \$750 for the work on an application so we set the escrow at \$1,000 to also cover any legal work and leave a cushion. Attached is a draft ordinance for your consideration.

**Harmony Solar Farm:** The attorney for the solar project asked the Township if it would be willing to send a letter in support of a bill pending in the legislature related to solar energy. Attached is a copy of the letter they are asking Harmony, White and Franklin to send. It is completely up to the Committee if you wish to weigh in on this legislation. If you do want to send a letter, I will fix up the sample they sent because I see at least one typo.

**Block 24, Lot 7:** The Township received a letter from Attorney Alan Lowcher inquiring if the Township would be interested in selling Block 24, Lot 7 to his client Chris Nemeth. The Township foreclosed on this property in 2017 and the taxes owed at that time were over \$61,000. William Nemeth was the owner at the time of foreclosure. The property is assessed at \$71,500 but that does not necessarily mean its worth that much. The property is located on Reservoir Road and its 1.65 acres. Below is a picture of the property on the map. This is an undersized lot for the zone and the law requires the Township to offer the property to the adjacent property owners before auctioning it off to the general public. The Township Committee did offer it to the adjacent property owners in 2018 and Chris Nemeth was one of those adjacent owners. We received no offers at the time. At this time the Committee can either send those letters out again asking the adjacent owners if they want to bid or you can hold a public auction and offer it to anyone who wants to bid. Its probably best to offer to the adjacent property owners because I don't think anyone, but an adjacent owner has much use for this piece because its undersized.



TOWNSHIP OF HARMONY  
COUNTY OF WARREN  
R:22-21  
SUPPLEMENTARY RESOLUTION SPECIFYING 2022 SALARIES AND WAGES  
FOR TOWNSHIP OFFICIALS AND EMPLOYEES

WHEREAS, there is a need to supplement said ordinance by specifying the salaries and wages of the various municipal officials and employees from time to time;

NOW, THEREFORE BE IT RESOLVED by the Harmony Township Committee that the municipal salaries and wages are as follows retroactively to January 1, 2022:

Tax Assessor	\$ 22,635.00
Tax Collector/Tax Search Official	\$ 22,718.00
Township Committee Member - 2 each	\$ 5,416.00
Mayor	\$ 5,629.00
Zoning/Code Enforcement Officer/Public Officer	\$ 15,510.00
Land Use Board Secretary	\$ 9,134.00
Municipal Emergency Management Coordinator/9-1-1 Coord	\$ 5,168.00
Deputy Municipal Emergency Management Coord/9-1-1 Coord	\$ 3,381.00
Recycling Coordinator/Clean Communities Coordinator	\$ 3,491.00
Groundskeeper/Scheduler	\$ 500.00 per year
COAH Administrative Agent	\$ 3,275.00
Municipal Clerk/Assessment Search Official/ Administrator/Registrar	\$ 88,475.00
Office assistant/Deputy registrar	\$ 20.25 per hour
Road Supervisor	\$ 34.61 per hour
Laborer #1	\$ 27.56 per hour
Laborer #1 (when in supervisory position)	\$ 34.61 per hour
Seasonal "On-Call" Winter DPW Laborer	\$ 21.00 per hour
Seasonal "On-Call" Summer DPW Laborer	\$ 21.00 per hour
Members of the Board of Health	\$ 31.20 per meeting

I, Kelley D. Smith, Municipal Clerk of the Township of Harmony, do hereby certify the foregoing to be a true copy of a Resolution duly and unanimously adopted by the Harmony Township Committee at its June 7, 2022 meeting.

---

Kelley D. Smith, Municipal Clerk

TOWNSHIP OF HARMONY  
COUNTY OF WARREN, STATE OF NEW JERSEY  
RESOLUTION NO. 22-22

RESOLUTION PROVIDING FOR THE RENEWAL  
OF ALCOHOLIC BEVERAGE LICENSES FOR THE  
PERIOD FROM JULY 1, 2022 TO JUNE 30, 2023

BE IT RESOLVED by the Township Committee of the Township of Harmony that:

WHEREAS, no protests or complaints having been filed by any person with the Harmony Township Committee concerning the renewal of the Township’s Alcoholic Beverage Licenses as set forth herein; and

WHEREAS, applications for renewal have been received and have been found to appear proper in form and content; and

WHEREAS, the applicants set forth herein are all qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes and Regulations promulgated therein, as well as pursuant to Township ordinances and conditions consistent therewith; and

WHEREAS, Alcoholic Beverage Retail Licensee Clearance Certificates for the renewal of the licenses have been received from the New Jersey Division of Taxation in compliance with Chapter 161, Laws of New Jersey 1995; and

WHEREAS, additional financing obtained in the previous license term, if any, as disclosed by the licensees has been reviewed and considered;

NOW, THEREFORE BE IT RESOLVED that the following licenses be granted effective July 1, 2022 to June 30, 2023;

**PLENARY RETAIL CONSUMPTION:**

Township Fee: \$430.00

2110-33-008-004	Hutchinson Del River, Inc. t/a The Hutch 2090 Hutchinson River Rd Harmony Township Phillipsburg, NJ 08865
2110-33-006-008	Congdon Investment, LLC 1365 Strykers Road Harmony Township Phillipsburg, NJ 08865
2110-33-005-022	Tiptons Tavern LLC 3231 Belvidere Road Harmony Township Phillipsburg, NJ 08865

2110-33-003-005                    THM, LLC  
950 Uniontown Road  
Harmony Township  
Phillipsburg, NJ 08865

**PLENARY Y RETAIL DISTRIBUTION**  
Township Fee: \$354.00

2110-44-001-004                    A&A Liquor, LLC t/a Harmony Spirits & Grocery  
2330 Belvidere Rd  
Harmony Township  
Phillipsburg, NJ 08865

\*\*\*\*\*

I, Kelley D. Smith, Municipal Clerk of the Township of Harmony, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Harmony Township Committee at a meeting held on June 7, 2022.

\_\_\_\_\_  
Kelley D. Smith  
Municipal Clerk

**TOWNSHIP OF HARMONY  
COUNTY OF WARREN  
RESOLUTION NO. 22-23  
RESOLUTION APPROVING THE ISSUANCE OF  
AMUSEMENT GAMES LICENSES FOR OPERATION  
AT THE WARREN COUNTY FARMERS' FAIR**

**WHEREAS**, the Township of Harmony contains a place where an agriculture fair and exhibition is held by associations organized for the purpose of holding agricultural fairs and exhibitions which is approved by the State Department of Agriculture; and

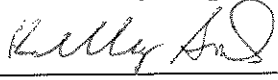
**WHEREAS**, upon proper applications having been submitted and the appropriate fees having been paid;

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Harmony, Warren County, New Jersey that the following named applicants are hereby licensed by the Township of Harmony pursuant to the "Amusement Games Licensing Law" for games mentioned in the following applications:

<u>No.</u>	<u>Applicant</u>	<u>Game</u>
22-1	Fred McDaniel McDaniel Brothers Shows, Inc 20 MacArthur Ave. Garfield, NJ 07025	Shoot Duck/ Basketball
22-2	Fred McDaniel McDaniel Brothers Shows, Inc 20 MacArthur Ave. Garfield, NJ 07025	Dart Balloon
22-3	Fred McDaniel McDaniel Brothers Shows, Inc 20 MacArthur Ave. Garfield, NJ 07025	Ring Toss
22-4	Fred McDaniel McDaniel Brothers Shows, Inc 20 MacArthur Ave. Garfield, NJ 07025	Water Gun

**BE IT FURTHER RESOLVED** that the Municipal Clerk is hereby authorized to forward the applications and fees to the Legalized Games of Chance Control Commission for issuance of said licenses for operation at the Warren County Farmers' Fair, July 30, 2022 through August 6, 2022.

I, Kelley D. Smith, Municipal Clerk of the Township of Harmony, do hereby certify the foregoing to be a true copy of a Resolution duly adopted by the Harmony Township Committee on June 7, 2022.

  
Kelley Smith, Municipal Clerk



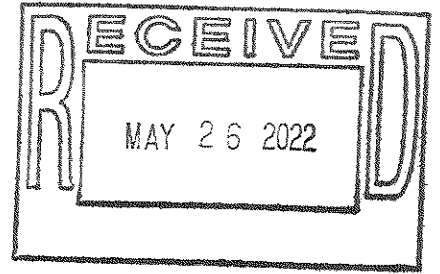
## State of New Jersey

DEPARTMENT OF TRANSPORTATION  
P.O. Box 600  
Trenton, New Jersey 08625-0600

PHILIP D. MURPHY  
*Governor*

SHEILA Y. OLIVER  
*Lt. Governor*

May 24, 2022



DIANE GUTIERREZ-SCACCETTI  
*Commissioner*

Re: Transportation Alternatives Set-Aside Program Request for Applications

Dear Prospective Applicant:

On behalf of Governor Phil Murphy, I am pleased to announce that applications are now being accepted for the 2023 Transportation Alternatives Set-Aside (TA Set-Aside) Program. This solicitation is administered by the New Jersey Department of Transportation (NJDOT), in partnership with the North Jersey Transportation Planning Authority (NJTPA), the Delaware Valley Regional Planning Commission (DVRPC), and the South Jersey Transportation Planning Organization (SJTPO).

The TA Set-Aside program provides federal funds for community based non-traditional surface transportation related projects designed to strengthen the cultural, aesthetic, and environmental aspects of the nation's surface transportation intermodal system. The TA Set-Aside program is funded through a set-aside of the Federal-aid Highway Program. This has been maintained and increased under the new Bipartisan Infrastructure Law (BIL).

For this solicitation, eligible projects must fall into one the following 7 categories:

- Design and construction of on-road and off-road trail facilities for pedestrians, bicyclists, and other nonmotorized forms of transportation
- Conversion and use of abandoned railroad corridors for trails for pedestrians, bicyclists, and other nonmotorized transportation users
- Construction of scenic turnouts, overlooks, and viewing areas
- Historic preservation and rehabilitation of historic transportation facilities both land and water such as buildings, structures and canals
- Community improvement activities, specifically: Streetscaping and corridor landscaping
- Environmental mitigation to address stormwater management, control, and water pollution prevention or abatement related to highway construction or due to highway runoff
- Reduce vehicle-caused wildlife mortality or to restore and maintain connectivity among terrestrial or aquatic habitats

Applicants may apply for Design, Right-of-Way (ROW) and construction funds. The eligible entities to receive TA Set-Aside funds are: local governments (municipalities and counties); regional transportation authorities; transit agencies; natural resource or public land agencies; and tribal governments. Nonprofit entities are eligible to partner with any eligible entity on an eligible project, if State or local requirements permit. The NJDOT has final authority to make a determination on the eligibility of an applicant.

"IMPROVING LIVES BY IMPROVING TRANSPORTATION"

New Jersey Is An Equal Opportunity Employer • Printed on Recycled and Recyclable Paper

Applications should provide benefits to underserved communities, including low-income residents, minorities, those with limited English proficiency, persons with disabilities, children and older adults. Census data for these categories will be used to determine if a project meets the equity criteria. Information regarding equity is available through NJDOT's Local Aid Resource Center web site at:

<https://www.njdotlocalaidrc.com/equity>

Participation in a one-on-one pre-application meeting is required. Your local public agency should schedule this meeting as soon as possible through the NJDOT Local Aid Resource Center website:

<https://njdotlocalaidrc.com/transportation-alternatives-set-aside-application-resources.php>

As with all federally funded programs, funds will be disbursed on a reimbursement basis. The award of TA Set-Aside grants will be contingent upon the recipient's ability to comply with all applicable federal financial management, project implementation and oversight regulations. Before applying, applicants should assess their capability to comply with state and federal requirements for the administration of federal-aid highway grants set forth in Title 23 – Highways and OMB requirements related to administrative rules (2 CFR Part 200) and cost principals (2 CFR Part 1201) requirements.

Public rights-of-way and facilities are required to be accessible for all users through the statutes regardless of funding source. Recipients of federal and state grants will be required to comply with the provisions of Title II of the Americans with Disabilities Act of 1990 (ADA) and Section 504 of the Rehabilitation Act of 1973.

Applications for the TA Set-Aside Program are due on or before **November 3, 2022**. Applications must be submitted online through SAGE at: <https://njsage.intelligrants.com/>

Information on the TA Set-Aside Program is available at:

<https://www.njdotlocalaidrc.com/federally-funded-programs/transportation-alternatives>

Please consult with your Local Aid District Office and your corresponding Metropolitan Planning Organization for assistance in preparing applications for this program. Contact information is included.

The Division of Local Aid and Economic Development offers a TA Set-Aside Design Assistance Program which provides consultant engineering services to assist Local Public Agencies (LPAs) with the development of plans, specifications, and estimates for their TA Set-Aside projects. Recipients of the 2023 TA Set-Aside grant solicitation will be eligible to participate in the program. Consultant costs are paid by NJDOT and are not part of the grant amount if your LPA chooses to participate.

Please take advantage of this opportunity to improve safety and enhance New Jersey's communities. Good luck with your application.

Sincerely,



Diane Gutierrez-Scaccetti  
Commissioner

Enclosure

cc: Municipal/County Clerk  
Municipal/County Engineer



## New Jersey's Metropolitan Planning Organizations (MPOs)

### North Jersey Transportation Planning Authority (NJTPA)

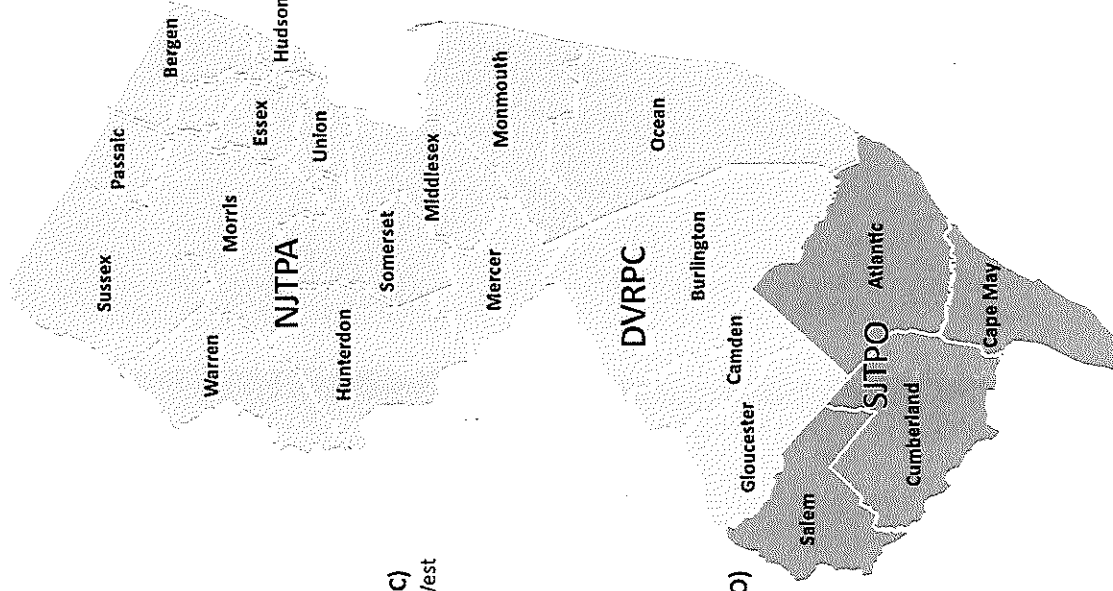
One Newark Center  
17th Floor  
Newark, NJ 07012  
Phone: (973) 639-8400  
Fax: (973) 639-1953  
SRTS Contact: Eve Chamberlain  
Email: echamberlain@njtpa.org

### Delaware Valley Regional Planning Commission (DVRPC)

190 North Independence Mall West  
8th Floor  
Philadelphia, PA 19106  
Phone: (215) 592-1800  
Fax: (215) 592-9125  
SRTS Contact: John Coscia Jr.  
Email: jcosciajr@dvrpc.org

### South Jersey Transportation Planning Organization (SJTPO)

782 South Brewster Road  
Unit B6  
Vineland, NJ 08360  
Phone: (856) 794-1941  
Fax: (856) 794-2549  
SRTS Contact: Alan Huff  
Email: ahuff@sjtpo.org



www.njdotlocalaidrc.com | (609) 649-9395 | DOT-LocalAID.ResourceCenter@dot.nj.gov

## New Jersey Department of Transportation Local Aid and Economic Development

### Main Office

1035 Parkway Avenue, PO Box 600  
Trenton, NJ 08625-0600  
Phone: 609.963.2021  
Fax: 609.530.8044  
Manager: David Bruccoleri

### District 1, Mount Arlington

Roxbury Corporate Center  
200 Sterfl Court  
Mount Arlington, NJ 07856  
Phone: 973.810.9120  
Fax: 973.601.6709  
Manager: Adam Iervolino

### District 2, Newark

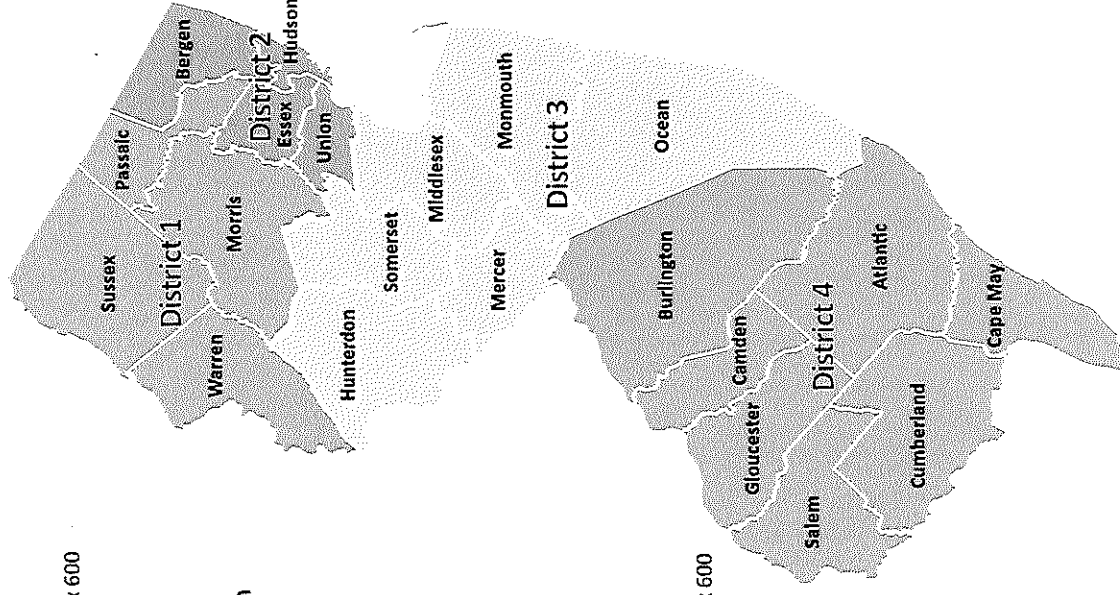
153 Halsey Street, 5th floor  
Newark, NJ 07102  
Phone: 862.350.5730  
Fax: 973.648.4547  
Manager: Vacant

### District 3, Trenton

1035 Parkway Avenue PO Box 600  
Trenton, NJ 08625-0600  
Phone: 609.963.2020  
Fax: 609.530.8044  
Manager: Deval Desai

### District 4, Cherry Hill

One Executive Campus  
Route 70 West, 3rd Floor  
Cherry Hill, NJ 08002  
Phone: 856.414.8414  
Fax: 856.486.6771  
Manager: Thomas Berryman



Local Aid and Economic Development

# SCHEDULE TODAY!

**NJDOT opens  
Pre-Application Meetings for  
Transportation Alternatives  
Set Aside (TA Set-Aside)**

All applicants must  
schedule a meeting



## What are Pre-Application Meetings?

In conjunction with DVRPC, SJTPO, and NJTPA, the Division of Local Aid and Economic Development is requiring Pre-Application meetings for the upcoming TA (Transportation Alternatives) Set-Aside Solicitation. The prospective applicants can discuss their project concept and get guidance on whether the proposed project is a good fit for the program. The team will be able to help identify any potential risks and discuss essential program requirements. Participation does not guarantee a grant but helps the department ensure that the projects submitted for funding are more likely to succeed.

1

## Meeting Format

Pre-Application Meetings will be held virtually with the Local Aid Resource Center staff, Local Aid Division and/or District staff and MPO representatives. These meetings are expected to last for 60 minutes. Municipal or county representation is required for all meetings.

2

## Meeting Prerequisite

1. Submit a project map (If you don't have one, make one with the map maker tool <https://njdotlocalaidrc.com/mapmaker/>, a brief description of the project and a cost estimate in advance of the scheduled meeting.
2. Review the NJDOT TA pre-application questionnaire.

3

## How Do I Sign Up?

A representative of the project team can schedule the meeting. Begin by selecting your MPO: DVRPC, NJTPA, SJTPO. This will bring you to a calendar. Follow the prompts to select a day and time that suits your team. Once the meeting has been scheduled, an automatic invitation will be sent to the scheduler and can then be forwarded to the other team members/invitees as needed.

**DVRPC:** <https://bit.ly/3LK4SVa>

**NJTPA:** <https://bit.ly/3uTGdqp>

**SJTPO:** <https://bit.ly/3rreTz9>

📧 [www.njdotlocalaidrc.com](https://www.njdotlocalaidrc.com) 📞 609.649.9395 ✉ [DOT-LocalAID.ResourceCenter@dot.nj.gov](mailto:DOT-LocalAID.ResourceCenter@dot.nj.gov)



**Please visit:** <https://njdotlocalaidrc.com/federally-funded-programs/transportation-alternatives>

#2

WARREN COUNTY PLANNING DEPARTMENT  
WAYNE DUMONT, JR. ADMINISTRATION BUILDING  
165 COUNTY ROAD 519, SOUTH  
BELVIDERE, NEW JERSEY 07823-1949

DAVID K. DECH  
PLANNING DIRECTOR



Telephone: (908) 475-6532  
Fax: (908) 475-6537  
planningdept@co.warren.nj.us

TO: Municipal Clerks/ Municipal Governing Body  
Warren County Board of Commissioners  
Warren County Board of Recreation Commissioners

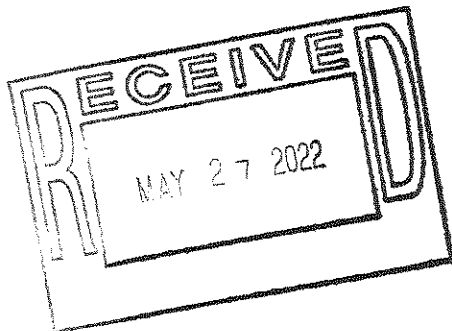
FROM: David K. Dech, Planning Director

DATE: May 24, 2022

SUBJECT: Warren County Transportation Plan Adoption

The Warren County Planning Board held a public hearing on May 23, 2022 at 7:00 p.m. in the County Commissioners' Meeting Room at the Wayne Dumont Jr. County Administration Building, 165 County Route 519, to hear comments on the proposed Warren County Transportation Master Plan. The Transportation Master Plan was adopted by a unanimous vote and the signed copy of the adopting resolution is attached.

This memo and attached resolution attest that the copy received previously or attached copy was adopted as is. In addition it is available on the Warren County website at <https://www.warrencountynj.gov/home/showpublisheddocument/3719>



WARREN COUNTY PLANNING BOARD  
165 County Route 519  
Belvidere, NJ 07823-1949

**RESOLUTION**

On a motion by Mr. Piazza, seconded by Mr. Baker, the following resolution was adopted by the Warren County Planning Board at a meeting held on May 23, 2022.

**RESOLUTION ADOPTING THE WARREN COUNTY TRANSPORTATION PLAN DATED JUNE 2021 AS AN OFFICIAL ELEMENT OF THE WARREN COUNTY MASTER PLAN**

**WHEREAS**, in accordance with New Jersey County Planning Act at N.J.S.A 40:27.2 the Warren County Planning Board is charged with the responsibility of adopting a master plan for the physical development of the county; and

**WHEREAS**, an element of that master plan includes a Transportation Plan for the County; and

**WHEREAS**, the last Transportation Plan was adopted by the Warren County Planning Board on January 25, 1982; and

**WHEREAS**, using funding from the North Jersey Transportation Planning Authority, WSP was contracted to prepare a Warren County Transportation Plan in accordance planning process outlined in the scope of work; and

**WHEREAS**, the Transportation Master Plan dated June 2021, contains a discussion on vision and goals, existing conditions, scenario planning, and recommendation that are accompanied with maps, tables, charts and appendices; and

**WHEREAS**, copies of the proposed Transportation Master Plan were sent by certified mail to the municipal clerk and secretary of the planning board in each municipality in the County; and

**WHEREAS**, the proposed Transportation Master Plan was subject of a public hearing held on May 23, 2022.

**NOW, THEREFORE, BE IT RESOLVED**, by the Warren County Planning Board that the Transportation Master Plan, dated June 2021, be adopted .

**BE IT FURTHER RESOLVED**, that attested copies of this plan be sent to the Warren County Board of County Commissioners, the Board of Recreation Commissioners, and the governing bodies of each municipality in Warren County

**ROLL CALL:** Mr. Baker: aye Ms. Pasquarelli: (not present) Ms. Dunn: (not present)  
Mr. Piazza: aye Mr. Gleba: aye Mr. Sarnoski: aye Mr. Kern: aye  
Mr. Smith: aye Mr. Norton: aye Mr. Urfer, Alt 1: (not present) Mr. Hopkins, Alt 2: aye

I hereby certify the above to be a true copy of a resolution adopted by the Warren County Planning Board on the date above mentioned.



Adam Baker

Secretary



# EcolSciences, Inc.

Environmental Management & Regulatory Compliance

RECEIVED

MAY 18 2022

TOWNSHIP OF HARMONY  
OFFICE OF THE MUNICIPAL CLERK

May 17, 2022

Ms. Kelley D. Smith, Municipal Clerk  
Township of Harmony  
3003 Belvidere Road  
Phillipsburg, New Jersey 08865

**CERTIFIED MAIL**

Re: Application for a Letter of Interpretation: Line Verification  
Block 7, Lot 11  
Township of Harmony  
Warren County, New Jersey

Dear Ms. Smith:

This letter is to inform you that Reeder Farm Solar Farm, LLC is applying to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for a Letter of Interpretation to verify the delineated wetland boundaries within Block 7, Lot 11 in the Township of Harmony, Warren County, New Jersey. The 47.9±-acre site is located near the intersection of River Road and Reeder Road. The site is undeveloped, vacant land characterized by a large agricultural field with wooded hedgerows, and palustrine wetlands. Below please find the legal notice.

This letter is to provide you with legal notification that an application for a letter of interpretation has been submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for the site shown on the enclosed survey.

The complete permit application package can be reviewed at either the municipal clerk's office in the municipality in which the site subject to the application is located, or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 calendar days of receiving this letter to:

New Jersey Department of Environmental Protection  
Division of Land Resource Protection  
P.O. Box 420, Code 501-02A  
Trenton, New Jersey 08625  
Attention: "Harmony Township Supervisor"

Please find enclosed an electronic copy of the application (a hard copy of the application can be provided upon request), which includes the following documentation:

1. A completed Property Owner Certification Form.

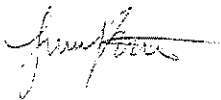
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5 Fleetwood Drive ☐ Suite 250 ☐ Rockaway, New Jersey 07866 ☐ 973/366-9500 ☐ FAX: 973/366-9593  
www.EcolSciences.com

2. A copy of the legal notification that has been forwarded to the Township of Harmony Clerk, Planning Board, Environmental Commission and Construction Official, the Warren County Planning Board, and property owners within 200 feet of the legal boundary line. A certified list of property owners is attached.
3. A Technical Wetland Memorandum dated May 16, 2022, containing soils, vegetation, and hydrology information, as well as original annotated color photographs with a photograph location figure, and Wetland Data Sheets. The Technical Wetland Memorandum also contains a copy of the appropriate portion of the USGS Bangor, New Jersey and Belvidere, New Jersey quadrangles, a copy of the local road map on which the site location is noted, a copy of the municipal tax map on which the site location is noted, a NRCS Custom Soil Resource Report for the site, and the qualifications of the preparers of the Technical Wetland Memorandum.
4. A copy of the Boundary & Topographic Survey showing existing site conditions and wetland flag locations at a scale of no more than one inch equals 100 feet. The location of Wetland Data Sheets is also shown on the map. The line segments between the wetland flags are numbered.

If you have any questions regarding this notice, please feel free to contact me.

Very truly yours,



Jennifer Potrikus  
Project Manager

JP/ac  
enclosures

cc: Township of Harmony Environmental Commission Chairperson w/ Survey  
Township of Harmony Planning Board Chairperson w/ Survey  
Township of Harmony Construction Official w/ Survey  
Warren County Planning Board Chairperson w/ Survey  
Reeder Farm Solar Farm, LLC

June Correspond.  
#4

**BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF WARREN**

WAYNE DUMONT, JR. ADMINISTRATION BUILDING  
165 COUNTY ROAD 519 SOUTH  
BELVIDERE, NJ 07823-1949



ALEX J. LAZORISAK  
COUNTY ADMINISTRATOR

Telephone: 908-475-6500  
Fax: 908-475-6528

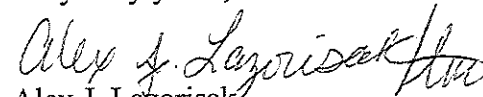
May 04, 2022

Honorable Governor Phil Murphy  
State of New Jersey  
PO Box 001  
125 West State Street  
Trenton, NJ 08625

Dear Governor Murphy:

Enclosed you will find Resolution 202-22 approved by The Board of County Commissioners of the County of Warren at their regular meeting held on April 27, 2022, Authorizing the Creation of a Parent's Bill of Rights Concerning the Protection and Education of Our Children.

Very truly yours,

  
Alex J. Lazorisak  
County Administrator

AL:tlm  
Enclosure

c: New Jersey Legislature  
New Jersey Department of Education  
Dr. Rosalie Lamonte, County Superintendent of Schools  
Warren County School Boards  
Warren County Private Schools  
Warren County Charter Schools  
New Jersey League of Municipalities  
New Jersey Association of Counties  
Warren County Municipalities

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF WARREN**  
Wayne Dumont, Jr. Administration Building  
165 County Route 519 South  
Belvidere, NJ 07823

**RESOLUTION 202-22**

On motion by **Mr. Kern**, seconded by **Ms. Ciesla**, the following resolution was adopted by the Board of County Commissioners of the County of Warren at a meeting held April 27, 2022.

**RESOLUTION AUTHORIZING THE CREATION OF A PARENT'S BILL OF RIGHTS  
CONCERNING THE PROTECTION AND EDUCATION OF OUR CHILDREN**

**WHEREAS**, recent guidelines provided by the New Jersey Department of Education (the "Department of Education"), legislation enacted by the New Jersey Legislature and signed into law by Governor Murphy, and the associated sample curricula regarding the teaching of a highly sensitive curricula to our young children, particularly grades K-2 is both disturbing and concerning to the parents and citizens here in Warren County (the "County") and throughout the State of New Jersey; and

**WHEREAS**, all Commissioners have been contacted by Warren County residents related to this sensitive issue; and

**WHEREAS**, the Department of Education's guidelines were promulgated, and the legislation was passed and signed into law in 2020 and 2021, as applicable, during the height of the COVID-19 pandemic when New Jersey residents were sheltering in place and there was not adequate opportunity for public comment and parents did not have any input into this disturbing and highly sensitive curricula that will be taught to our young children; and

**WHEREAS**, the Board of County Commissioners of the County of Warren is hereby calling on Governor Murphy, the New Jersey Legislature and the Department of Education to return the decisions to local School Boards regarding such highly sensitive curricula for our young children ; and

**WHEREAS**, the County also desires to work with our parents, community leaders and professionals to develop the framework for a Parental Bill of Rights to use as a model for our County schools, as well as our local school districts, that will, among other things, protect our children, notify our parents of the curricula being taught to their children, in our schools and allow them to make their own decisions regarding their child's education and exposure to sensitive information; and

**WHEREAS**, the public should have an opportunity to be heard on this issue of curricula being taught which so significantly impacts the family unit.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of the County of Warren as follows:


1. We hereby demand that Governor Murphy, the New Jersey State Legislature and the Department of Education ban such highly sensitive curricula for our young children that was developed out of the aforesaid guidelines, legislation and sample curricula; and
-



2. The Administrator is directed to schedule a public forum at a convenient location as soon as possible to afford Warren County residents an opportunity to be heard related to deciding what young children should be taught in schools; and
3. The County Commissioner Director, the County Administrator and County Counsel are each authorized and directed to work with our parents, community leaders and professionals to develop the framework for a Parental Bill of Rights to use as a model for our County schools, as well as for local school districts, that will, among other things, protect our children, notify parents of the curricula being taught to their children in our schools and allow them to make their own decisions regarding their child's education and exposure to sensitive information; and
4. The Clerk of the Board of County Commissioners is hereby authorized and directed to forward this resolution to Governor Murphy; the New Jersey Legislature; the Department of Education; the County Superintendent of Schools; the local School Board and private and charter schools; New Jersey League of Municipalities; all County Boards of County Commissioners; the Mayor and Committees/Council of all towns within the County of Warren and the New Jersey State Board of Education.

**RECORDED VOTE: Mr. Kern yes, Ms. Ciesla yes, Mr. Sarnoski yes**

I hereby certify the above to be a true copy of a resolution adopted by the Board of County Commissioners of the County of Warren on the date above mentioned.

  
\_\_\_\_\_  
Alex J. Lazcrisak

, Clerk

[E2]

#5

May 31, 2022

RECEIVED

JUN 1 2022

1007 Harmony Station Road  
Phillipsburg, NJ 08865

TOWNSHIP OF HARMONY  
OFFICE OF THE TOWNSHIP CLERK

Warren County Commissioners  
Route 519  
Belvidere, NJ 07823

Dear Commissioners:

As longtime residents of Warren County for more than 75 years residing in Phillipsburg, Alpha and now in Harmony Township for the past 44 years, we have always enjoyed the rural atmosphere of the area. We are avid walkers and occasional bike riders.

It has become very disturbing to us that we cannot take a walk on our rural road (Harmony Station Road and Garrison Road) without fearing for our lives because of the trucks that are using our roads; namely Down to Earth, Harmony Greenhouse, Shotwell, and now logging trucks. These roads have a posted 4 ton weight limit. They fly by and sometimes seem to get as close as possible to us.

Sunday morning coming back from breakfast, we saw a Bonney tractor trailer on Belvidere Road which is also posted as a 4 ton limit heading west by Lopatcong Emergency Squad building with a police car we believe was in pursuit of it. These Bonney trucks and others are coming from the Harmony Greenhouse.

As you are probably aware, the State of NJ has enacted a new law A5570 which took effect March 1, 2022. It states that vehicles must either slow down to 25 mph and or move over to the other lane when passing pedestrians who are walking on rural roads.

We believe that something has to be done about these careless and thoughtless truckers and their companies that are not obeying weight limit signs and the law that protects pedestrians walking on rural roads.

Thank you for whatever you can do regarding these matters.

Sincerely

David & Barbara Bruckman

cc: Harmony Twp  
NJ State Police

May 31, 2022

1007 Harmony Station Road  
Phillipsburg, NJ 08865

RECEIVED  
2022-06-01  
TOWNSHIP OF HARMONY  
OFFICE OF THE MUNICIPAL CLERK

Warren County Commissioners  
Rt. 519  
Belvidere, NJ 07823

Dear Commissioners:

I live and walk on Harmony Station Road in Harmony Township. People from Harmony Station Road, Garrison Road and Brainards Road also walk, run, push strollers and walk their dogs on this road. It has a 4 ton weight limit posted on it. We are having a problem with tractor trailers, dump trucks, box trucks, and logging trucks using Harmony Station Road from 519 to Brainards Road and Brainards Road to 519. It is becoming a safety issue because they are too large for a township road and do not slow down for pedestrians. Many of them do not stop at the stop sign. They are well over the weight limit.

Would it be possible to have signs on 519 and Brainards Road where they intersect Harmony Station Road to notify these trucks that they should not be turning onto Harmony Station Road?

Any help would be greatly appreciated. I have enclosed pictures and a log of times. This is only a small portion of what is going on.

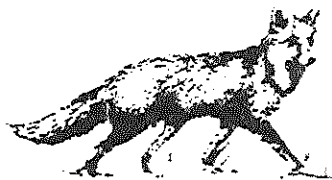
Sincerely,



Barbara Bruckman

Cc: Harmony Township Committee  
NJ State Police

Tractor trailers Snap nite & rentals holders	Pump Trucks Shetwells Donto Earth & others	Logging trucks Box Truck - Bonnie
5/10/22 - tractor trailer		
5/16/22 - tractor trailer		
5/16/22 - logging truck		
5/18/22 - Down to earth flying by	9:10 AM	
5/19/22 - Shetwell dump truck (did not move over)		
5/19/22 - logging truck		
5/26/22 - white down to earth dump truck	8:45 AM	
5/26/22 white down to earth	11:00 AM	
5/26/22 tractor trailer - log 45 on cab + trailer	9:55 AM	
5/27/22 logging truck	6:58 AM	
5/27/22 Down to earth dump truck	9:29 AM	
5/27/22 JE Fortin tractor trailer	9:44 AM	
5/27/22 Shetwell dump truck	9:50 AM	
5/27/22 white down to earth dump truck	1:25 PM	
5/27/22 Shetwell 2 vehicles	1:45 PM	
5/28/22 white down to earth dump truck	10:35 AM	
during too fast to even get a picture		
5/28/22 white tractor trailer	10:34 AM	
5/28/22 Shetwell	12:30 PM	
5/28/22 <del>Shetwell</del> <sup>5/28/22</sup> Penshi <del>truck</del> <sup>or</sup> Penshi <del>box truck</del>	12:45 PM	
5/29/22 tractor trailer	9:59 AM	
5/29/22 Bonnie Box truck	5:55 PM	
5/31/22 Bonnie Box Truck	5:45 PM	



**FOX BROTHERS  
ALARM SERVICES INC.**

P.O. Box 707  
Easton, PA 18044-0707  
(610) 252-7880  
Fax (610) 252-1177

May 25, 2022

Harmony Township Municipal Building  
3003 Belvidere Rd.  
Harmony, NJ 08865

Dear Kelly,

Thank you for the opportunity to discuss your CCTV needs with you for the **Rec. Building**. Enclosed is a proposal for your review.

**Upgrade CCTV System as Follows:**

- One Hikvision 5MP ext. IR bullet cameras w/ 2.7-13.5mm lens (set at 2MP)
- Total investment .....\$685.00**

Please feel free to contact me if you should have any questions or to schedule an installation date. My cell phone number is (610) 217-2458.

Kindest regards,

John Uhler

ORDINANCE NO. 2022-\_\_

AN ORDINANCE OF THE TOWNSHIP OF HARMONY, COUNTY OF WARREN,  
STATE OF NEW JERSEY AMENDING SECTION 107 “JUNKYARDS AND JUNK  
DEALERS,” OF THE CODE OF THE TOWNSHIP OF HARMONY TO REQUIRE AN  
ESCROW FOR ALL APPLICATIONS.

WHEREAS, in recent years the Township has expended a considerable amount of the resources in professional fees to review junkyard applications submitted to the Township; and

WHEREAS, the Township performed a review of application fees for other municipalities in New Jersey and found that its fee of \$350 is considerably less than what other municipalities charge; and

WHEREAS, the Township feels it would be more fair to the applicant to require an escrow instead of a larger application fee because it leaves the potential for the application to have some of its escrow returned if it not used;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Harmony, in the County of Warren, State of New Jersey, as follows:

**SECTION 1.**

**Chapter 107- 3 Application for license**

- A. Any person, firm, association, partnership or corporation desiring to obtain a license as herein required shall file with the Township Clerk a written application signed by the applicant or applicants. The application shall state:
  - (1) The name and residence of the applicant and, if a firm, association or corporation, the name and address of the officers and the registered agent or partners; and
  - (2) The detailed nature of the business to be conducted and the classes of material which it is proposed to store therein, the premises at which it is proposed to establish the business, including a full description of such premises, and whether the applicant owns the premises or leases them.
- B. In addition to the written application set forth in subsection (A), the applicant shall submit \$1,000 to the Township of Harmony to be placed in an escrow account maintained by the Township. The account shall be subject to the costs of any legal, engineering, planning, and other professional services rendered in conjunction with the Township’s review of the application.

- (1) In the event the actual costs of administration of the application exceed or are reasonably anticipated to exceed the escrow funds remaining on deposit with the Township, the applicant shall be so notified and shall be required to post such additional escrow fees which shall be anticipated to be necessary to reimburse the Township for the costs of professional services rendered on account of the administration of such application.
- (2) In the event the fees deposited into the escrow account exceed the actual costs, the applicant may obtain a refund.

**SECTION 2.** All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies only.

**SECTION 3.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

**SECTION 4.** This Ordinance shall take effect after final passage and publication in accordance with law.

### **NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance was introduced to pass on the first reading meeting of the Township Committee of the Township of Harmony held on June 7, 2022, and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Committee to be held on July 5, 2022 at 6:00 p.m. or as soon thereafter as the Township 3003 Belvidere Road, Phillipsburg, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

---

Kelley Smith, Township Clerk

May 31, 2022

Senator Bob Smith  
216 Stelton Rd., Suite E-5  
Piscataway, NJ 08854

Assemblyman Wayne DeAngelo  
4621A Nottingham Way  
Hamilton, NJ 08690

RE: Senate Bill S2732  
Assembly Bill A4089

Gentleman:

I am writing to you as the Mayor of Harmony Township, Warren County, New Jersey. We in Harmony Township strongly support these Bills and ask you to adopt same and approve same on an expedited basis for the following reasons.

Harmony Township is largely a rural community. We pride ourselves on having maintained our rural character. We are the site of many preserved farms, such that our ability to raise taxable revenue reflects the immutable fact that a substantial portion of our taxable rate base is based upon farm tax rates as opposed to commercial tax rates. We also enjoy close proximity to navigable State highways. That location is great in getting our farm products to market but is not so great as we are being overwhelmed with a number of large warehouse applications. While the Town would benefit from the tax revenues arising from the warehouse use, the consequential impact on our community more than offsets any benefit.

We have been fortunate to have been the subject of multiple solar farm applications. The solar farm use is very attractive to us as the use is relatively benign, affords the community employment and provides irreplaceable real estate tax revenues without the corresponding negative impact of big box development. We have adopted a solar land use ordinance and are well prepared to evaluate and condition solar farm uses so as to protect the land in our community.

Given our rural character, we don't have that many industrial sites in <sup>Harmony</sup> White township. That being the case, we have limited opportunities to develop industrial sites with solar. In particular, we have two sites in Town owned by the Harmony Sand and Gravel company. They are located along State Route 519. They could potentially be developed with a warehouses. Their prior use has been as sand and gravel pits that were mined for sand

1 <sup>↑</sup> incorrect info



and gravel over the years. Each require a remedial action work plan with DEP and some level of remediation to be used for any purpose. Fortunately, the landowner was able to enter into ground leases with Reeder's Farm Solar LLC and with Harmony Sand and Gravel Solar Farm LLC (the "Developer"). The Developer has agreed to ground lease the sites, remediate same, pay commercial real estate rates going forward, and develop and operate a grid supply solar farm providing the Town with a stable contributor for real estate taxes well into the future while avoiding an otherwise intensive industrial use.

The Developer, working closely with the community, has filed for Preliminary and Final Site Plan approval by the town. The Developer has also filed for all of its remaining approvals, including the approval of its remedial action work plan with the DEP. The Developer has also made application to the Pennsylvania Jersey Maryland Interconnection LLC ("PJM") bearing Q # AG2-189 and AG2- 228, respectively and made applications for each project to the Board of Public Utilities ("BPU") for a Subparagraph t application for subsidy under the Solar Act Transition Program ("T App"), long before the Subparagraph t Transition Program expired.

We are aware of the current PJM moratorium. We are aware that the BPU has not approved the Developers T Apps notwithstanding the fact that the T app was applied for in accordance with all existing rules and regulations governing same. We are aware that with the granting of the T approval by the BPU, the Developer will only have 24 months to energize or lose the T App subsidy. We are aware that in all likelihood the PJM moratorium could be longer than 24 months. We are aware that without the T App subsidy, there will be no solar farm on the Harmony Sand and Gravel Foul Rift Property. The Bills will allow the solar farm to be granted the T App subsidy for which it applied until the PJM moratorium is over.

Frankly, unless the Bills are passed, we are going to lose the opportunity to be a home for these solar farms. The loss of the solar farms will be quite unfortunate for the Township given their promise of future financial stability and employment for our community.

We urge you to vote for the Bills.

Very Truly Yours

Mayor Tipton  
Township of Harmony

cc. Senate President Nicholas Scutari  
Speaker Craig Coughlin  
Senate Minority Leader Steven Oroho  
Assembly Minority Leader John DiMaio  
Assembly Eric Petersen

SenBSmith@njleg.org  
AsmDeAngelo@njleg.org  
SenScutari@njleg.org  
AsmCoughlin@njleg.org  
SenOroho@njleg.org

AsmDiMaio@njleg.org  
AsmPetersen@njleg.org

**Alan Y. Lowcher**  
*Attorney and Counselor at Law*  
263 Belvidere Avenue  
P.O. Box 46  
Washington, NJ 07882  
(Office Hours by Appointment)  
(908) 581-4737  
E-mail: lowcherlaw@rcn.com

RECEIVED

MAY 23 2022

TOWNSHIP OF HARMONY  
OFFICE OF THE MUNICIPAL CLERK

May 16, 2022

Ms. Kelley D. Smith, Municipal Clerk  
Township of Harmony  
3003 Belvidere Road  
Phillipsburg, NJ 08865

Re: Purchase of Municipal Lands Pursuant to NJSA 40A:12-13

Dear Ms. Smith:

I represent an individual who is interested in purchasing certain property that the Township acquired by Final Judgment in Rem. Please see the attached Deed for the property known as Block 24, Lot 7.

Would you, or the Township Attorney, kindly contact me regarding what steps we need to take to initiate the sale?



Please call me (908-581-4737) with any questions. Thank you.

Sincerely,



Alan Y. Lowcher

AYL:ayl

Warren County Recording Data Page Honorable Patricia J. Kolb Warren County Clerk		Official Use Only – Barcode	
			
		Bk: 119 Pg: 131 Instr #: 2017-486242 5 Pages 12/26/2017 12:57:30 PM MUNICIPAL IN REM RECEIVED Patricia J Kolb Warren Co Clerk	
Official Use Only – Realty Transfer Fee			
Date of Document: 12/19/2017		Type of Document: Final Judgment In Rem	
First Party Name: Township of Harmony  Ramsey, Adam		Second Party Name: Block 21, Lot 50.01, assessed to Ramsey, Adam TFL Harmony Twp., et als.  Township of Harmony	
Additional Parties:			

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block:	Lot:
Municipality:	
Consideration:	
Mailing Address of Grantee:	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

WARREN COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.
---

Katrina L. Campbell (#012992005)  
LAVERY, SELVAGGI, ABROMITIS & COHEN  
A Professional Corporation  
1001 Route 517  
Hackettstown, NJ 07840  
(908) 852-2600  
Attorneys for Plaintiff

RECORDED

Patricia J Kolb Warren Co Clerk

BELVIDERE, NJ

MUNICIPAL IN REM

Bk: 119

Pg: 131

12/26/2017 12:57:30 PM

Pages 5

TOWNSHIP OF HARMONY,  
a municipal corporation in the  
County of Warren and State of New Jersey,

Plaintiff,

v.

(1) Block 21, Lot 50.01 assessed to  
Ramsey, Adam TTL Harmony Twp.

(2) Block 28, Lot 20 assessed to  
Kwiatkowski, Stanley & Francis

(3) Block 24, Lot 7 assessed to  
Nemeth, William A. TTL McDavitt,  
Mary;

(4) Block 40, Lot 1 assessed to  
Williams, Tim E. c/o Trans-Mix;

(5) (Omitted)

(6) (Omitted)

(7) (Omitted)

(8) Block 42, Lot 2 assessed to  
McCauley, John & Betty;

(9) (Omitted)

Defendants.

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION: WARREN COUNTY

DOCKET NO.: F-19943-16

CIVIL ACTION

FINAL JUDGMENT IN REM

THIS CAUSE being opened to the Court by Katrina L. Campbell, Esq., of the firm of Lavery, Selvaggi, Abromitis & Cohen, attorneys for Plaintiff; and it appearing that the Plaintiff filed its Amended Complaint pursuant to the provisions of R.S. 54:5-104.29, et seq., as amended,

and the rules of this Court governing such practice and procedure to foreclose, in rem, certain tax sale certificates recorded in the Clerk's Office of the County of Warren as follows:

Schedule Number	Certificate Number	Book-Page	Name of Owner as it appears on last tax duplicate and in certificate of tax sale	Description of land as it appears on tax duplicate and in certificate of tax sale Block : Lot
(1)	24	568/51 1187/115	Ramsey, Adam TTL Harmony Twp.	21/50.01
(2)	89-02	1187/119	Kwiatkowski, Stanley & Francis	28/20
(3)	99-008	5001/118	Nemeth, William A. TTL	
			McDavitt, Mary	24/7
(4)	2003-003	4336/123	Williams, Tim E c/o Trans-Mix	40/1
(5)	OMITTED			
(6)	OMITTED			
(7)	OMITTED			
(8)	2012-005	5748/304	McCauley, John & Betty	42/2
(9)	OMITTED			

Notice of the foreclosure suit in the form prescribed by said statute and the rules of this Court was published once in The Star Gazette, a newspaper circulating in the Township of Harmony, the municipality wherein the lands affected are located, and it further appearing that no answer has been filed in this cause by any person having or claiming to have a right, title or interest in or to, or lien upon any parcel of land described in the Amended Complaint filed herein within the time fixed by said statute; and it appearing that the Plaintiff has filed a copy of the Amended Complaint in the Office of the Tax Collector of the Township of Harmony and in the Office of the Clerk of the County of Warren and in the Office of the Attorney General of the State of New Jersey; and the Court having read and considered the verified Amended Complaint filed herein, together with proofs of publication, mailing and posting of said notice of foreclosure; and the affidavit showing that there has been no redemption of any of the tax sale certificates and the Court being satisfied and having determined that there has been a compliance with the said statute;

**IT IS THEREUPON**, on this 19th day of December, 2017,

**ORDERED AND ADJUDGED** that all persons having a vested or contingent title or interest in, or lien or claim upon or against said lands, including the State of New Jersey, and any agency and political subdivision thereof and their heirs, devisees and personal representatives and their or any or their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title or interest, notwithstanding any infancy or incompetency of such person or persons, and all other persons, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title or interest, be barred of the right of redemption and be foreclosed of all prior or subsequent alienations and descents of said lands and encumbrances thereon, and that an absolute and indefeasible estate of inheritance in fee simple in said lands be vested in the plaintiff, the Township of Harmony, as follows:

Sch. No.	Transferee or Purchaser of Title	Dated	Date Deed Recorded	Deed Book/Page
1	Pursel, Absalom	1/13/1879	1/8/1883	119/308
2	Cline, Garner H. Lawler, Dennis	3/31/1866 11/9/1985	2/8/1867 12/1/1985	66/602 941/37
3	Nemeth, William A. & Brenda T.	11/9/81	11/30/81	784/121
4	Williams, Tim E.	6/4/86	6/6/86	969/107
5	Omitted			
6	Omitted			
7	Omitted			
8	McCauley, John E. & Betty L.	12/17/1970	12/17/1970	518/531
9	Omitted			

/s/ Paul Innes, P.J.Ch

Respectfully Recommended  
R. 1:34-6 OFFICE OF FORECLOSURE

I, Michelle M. Smith, Clerk of the Superior Court of New Jersey, the same being a Court of Record, do hereby certify that the foregoing is a true copy of the FINAL JUDGMENT now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Court at Trenton, this 19th day of December, Two Thousand and Seventeen.

/s/ Michelle M. Smith Esq.  
Clerk of Superior Court

Signed and Sealed in the Superior Court of New Jersey



259322

1.7 784 FILE 121

This Deed, made the 9<sup>th</sup> day of NOVEMBER 1981

Between WILLIAM A. NEMETH, married

residing at R.D. 1, Box 21 Stewartsville 08886  
in the Township of Lopatcong in the County of  
Warren and State of New Jersey herein designated as the Grantors,  
And

WILLIAM A. NEMETH and BRENDA T. NEMETH, husband and  
wife

residing or located at R.D. 1, Box 21, Stewartsville, 08886  
in the Township of Lopatcong in the County of  
Warren and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of

ONE (\$1.00) DOLLAR

lawful money of the United States of America; to the Grantors in hand well and truly paid by the  
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-  
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and  
convey unto the Grantees forever.

certain  
All that/ tract or parcel of land and premises, situate, lying and being in the  
Townships of Harmony, Greenwich, Franklin in the  
County of Warren and State of New Jersey, more particularly described herein.

Tax Map  
Reference

(NJS 46:15-2.1) Municipality of: Account No.  
Block No. Lot No.  
☐ No property tax identification number is available on date of this deed. (Check box if applicable.)

Being all of Block 24, Lot 7, Harmony Township; All of Block 1, Lot 11,  
Franklin Township; Block 1, Lot 9, Greenwich Township; Block 90,  
Lot 40 and also other parts of Block 90, Lopatcong Township.

Being more particularly described in Schedule A attached hereto and  
made a part hereof.

Being the same premises conveyed to William A. Nemeth, married, by  
Deed of Frances K. Nemeth and Ernest W. Nemeth, her husband, dated  
November 6, 1981 and recorded in the Warren County Clerk's Office  
in Deed Book , Page on , 1981.

HARMONY TOWNSHIP  
WARREN COUNTY  
R:22-24

RESOLUTION MEMORIALIZING THE RENEWAL OF THE ANNUAL  
JUNKYARD LICENSE (2022 - 2023) ISSUED TO JEFFREY J. RIDDLE, JR.  
D/B/A SHANDOR'S USED AUTO PARTS

WHEREAS, Chapter 107 of the Code of the Township of Harmony requires the annual licensure of individuals or firms maintaining, operating or conducting junkyards within the Township of Harmony; and

WHEREAS, Jeffrey J. Riddle, Jr. d/b/a Shandor's Used Auto Parts (herein after "Shandor") has previously been issued permits to maintain a junkyard upon Lots 23 and on a portion of Lot 24 in Block 47.01 on the Harmony Township Tax Map, and has now applied for renewal of said license for the 2022 - 2023 term; and

WHEREAS, the Township Committee duly considered Shandor's application at its regular monthly meeting held on April 5, 2022; and

WHEREAS, the Township Engineer issued a report dated April 4, 2022, which detailed several items that needed to be addressed before a permit could be issued; and

WHEREAS, Jeffrey J. Riddle, Jr. and Judy Riddle appeared on behalf of the junkyard.

NOW, THEREFORE, BE IT RESOLVED that on this 7<sup>th</sup> day of June 2022, Jeffrey J. Riddle, Jr. d/b/a Shandor's Used Auto Parts is hereby granted a junkyard license effective April 1, 2022 through March 31, 2023 subject to Shandor's compliance with the following terms and conditions:

1. The actual junkyard area shall be confined to Lot 23, Block 47.01 and a portion of Lot 24, Block 47.01 (previously designated as a "staging" area);
2. The area licensed shall be confined to the area heretofore fenced in by a board fence in compliance with Section 107-12 of the junkyard ordinance in order to adequately screen all stored vehicles from public view.
3. The only vehicles permitted to be located in front of the fence as aforesaid shall be a maximum of five (5) vehicles awaiting resale as used motor vehicles;
4. No vehicles awaiting disassembly shall be placed in front of the fence as aforesaid;
5. One demolition derby car can be located in front of the garage for the purpose of being worked on. This is a seasonal allowance.
6. No cars, tractors, roll backs, trucks or parts of any vehicles may be parked in the field. If an exception to this condition is needed, a request should be made to the Township Clerk and she should be given the following information:

- a. Description of vehicle(s);
- b. Reason it/they cannot be stored within the fence; and
- c. Time the vehicle will be parked in the field.

The Township has the right to deny this request for any reason.

- 7. In all other aspects, unless otherwise amended by the conditions contained herein, Shandor shall comply with all requirements as set forth in Chapter 107 of the Township Code;
- 8. The applicant shall provide a current certification from the Tax Collector that property taxes are paid.

**BE IT FURTHER RESOLVED** that while the Township Committee recognizes that used car sales have been conducted by the applicant at the location for some time of undetermined duration, and that the applicant has obtained a license from the State of New Jersey in order to conduct that aspect of the operation at the subject premises, the Township Committee specifically makes no finding or determination as to whether the sale of used cars or vehicles is in compliance with the Township Zoning Ordinance requirements in as much as that issue may only be properly determined upon proper application to the Harmony Township Land Use Board and, accordingly, the actions of the Township Committee in reviewing the junkyard license shall not be construed or implied in any fashion with regard to that issue, and;

**BE IT FURTHER RESOLVED** that while the NJDEP has advised that they continue to find this site to be in violation of the NJPDES General Stormwater Permit for Scrap Metal Processing/Automotive Recycling which was issued for this property and in violation of the NJDEP Bureau of Landfill and Hazardous Waste Permitting's Solid Waste Rules at N.J.A.C. 7:26 et. seq. by operating a landfill facility without a permit, the Township Committee finds these violations to be outside of the Township's enforcement authority under Chapter 107 and considers the violations to be an NJDEP enforcement issue.

ATTEST:

TOWNSHIP OF HARMONY

\_\_\_\_\_  
Kelley D. Smith, Municipal Clerk

\_\_\_\_\_  
Brian Tipton, Mayor

I hereby certify the foregoing to be true copy of the Resolution duly adopted by the Harmony Township Committee at its regular meeting held on June 7, 2022.

\_\_\_\_\_  
Kelley D. Smith, Municipal Clerk  
Township of Harmony

**HARMONY TOWNSHIP  
WARREN COUNTY, NEW JERSEY**

**O:22-1**

**AN ORDINANCE OF THE TOWNSHIP OF HARMONY, COUNTY OF WARREN,  
STATE OF NEW JERSEY AMENDING SECTION 136 OF THE  
CODE OF THE TOWNSHIP OF HARMONY TO REGULATE SHORT TERM  
RENTALS**

**WHEREAS**, the Township wishes to prohibit short term rentals of dwellings or dwelling units for a period of 60 days or less subject to certain exceptions; and

**WHEREAS**, it has come to the Township Committee's attention that incidents have occurred in the State of New Jersey where pools, dwellings and other similar spaces have been rented out for parties; and

**WHEREAS**, the Township wishes to prohibit pools, dwellings and other amenities from being rented within the Township;

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Harmony, in the County of Warren, State of New Jersey, as follows:

**SECTION 1.**

**Chapter 136. Short-Term Rentals**

**§136-1 Prohibited Conduct.**

No person shall undertake, maintain, authorize, aid, facilitate, solicit, promote and advertise any rental or activity that violates any part of this article.

**§136-2 Short Term Rental Restrictions.**

- A. Notwithstanding anything to the contrary in the Township Code, it shall be unlawful for any person, including, but not limited to, an owner, lessor, sublessor with any possessory interest in any dwelling unit, to receive compensation of any kind for the use, occupancy, or rental of any dwelling or dwelling unit for a period of 60 days or less except for the following:
1. "Use and occupancy" arrangements between the purchaser and seller of a dwelling, whereby the purchaser of the dwelling is temporarily occupying or renting the seller's dwelling prior to closing on the purchase of the dwelling pursuant to the terms of a written contract or agreement

- B. Notwithstanding anything to the contrary in the Township Code, it shall be unlawful for any person, including, but not limited to, an owner, lessor, sublessor with any possessory interest in any dwelling unit, to receive compensation of any kind for the use, occupancy, lease or rental, for any purpose and for any period of time, of any amenity, feature, or accessory that is appurtenant to or associated with any rental facility, rental unit, dwelling (including but not limited to, a duplex, multiple, or single-family) or residential structure is prohibited. "Amenity, feature, or accessory" shall include, but is not limited to, swimming pools, pool cabanas, accessory structures, hot tubs, decks, patios, yards and the like.
- C. Notwithstanding anything to the contrary in the Township Code, it shall be unlawful for any person, including, but not limited to, an owner, lessor, sublessor with any possessory interest in any dwelling unit, to receive compensation of any kind for the use, occupancy, lease or rental, for any purpose and for any period of time, of property or portion of property for camping, glamping or recreational vehicle space.

**§136-3 Regulations; fees and charges.**

The Township Committee may promulgate regulations, which may include but are not limited to permit conditions, reporting requirements, inspection frequencies, enforcement procedures, advertising restrictions, disclosure requirements, or insurance requirements, to implement the provisions of this article. No person shall fail to comply with any such regulation.

**§136-4 Enforcement.**

The provisions of this article shall be enforced by the Township Zoning Officer, Fire Department, Police Department and any other Township official or employee so designated by the Township Clerk/Administrator who all shall be authorized to issue summons or other appropriate civil violations or complaints for any violations of the terms and provisions of this article.

**§136-5 Fines, violations and penalties.**

- 1. Any person who is found or adjudicated to have violated any provision of this article shall be liable for a fine not to exceed \$1,000. Each day of any such violation after receiving written notice of same shall be a new and separate violation.
- 2. The penalty imposed herein shall be in addition to any and all other remedies that may accrue under any other law, including, but not limited to, eviction proceedings and/or injunction, reasonable attorney's fees or other fees and costs, in the Township's Municipal Court or the Superior Court of New Jersey in the vicinage of Warren County, or in such other court or tribunal of competent jurisdiction, by either summary disposition or by zoning or construction code municipal proceeding.

**SECTION 2.** All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies only.

**SECTION 3.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

**SECTION 4.** This Ordinance shall take effect after final passage and publication in accordance with law.

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance was introduced to pass on the first reading at the meeting of the Township Committee of the Township of Harmony held on May 3, 2022, and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Committee to be held on June 7, 2022, at 6:00 p.m. or as soon thereafter as the Township 3003 Belvidere Road, Phillipsburg, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

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Kelley Smith, Municipal Clerk